



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING TUESDAY, SEPTEMBER 2, 2008

Members Present: Peter Welti-Chairman, Gary Feldman, Katherine Heminway, Mark Joyse, Gary Magnuson, Lori Spielman

Members Absent: Thomas Adams, Gary Blanchette, Leo Miller

Others Present: Ad Hoc Pinney House Preservation Committee Members-J. Gage, G. Gillung, M. Kupferschmid and D. Wallace.

Call to Order

Chairman Peter Welti called the meeting to order at 7:32 PM.

Citizen's Forum – None

Approval of Minutes of July 8, 2008

MOTION (FELDMAN) SECONDED (MAGNUSON) AND PASSED UNANIMOUSLY TO APPROVE THE MINUTES OF THE JULY 8, 2008 MEETING OF THE PERMANENT BUILDING COMMITTEE AS WRITTEN.

Pinney House Restoration Project

Chairman Welti updated the committee on what has been happening to date. The Board of Selectmen at their last meeting voted to approve to move forward with the project and that no funds would be requested of the town. Phase I will be done entirely with the money from the Steap fund along with volunteers. Peter Welti anticipates that the Board of Selectmen will charge the Permanent Building Committee with this project at their next meeting.

There is a meeting scheduled between the State Dept. of Economic and Community Development and Town officials on September 16, 2008. In an e-mail the State indicated that using volunteers is acceptable. There will be discussions on coordination as well as whether the asphalt shingle alternative will be acceptable. The Historic Preservation Office will have a say in what is done. The First Selectmen will ask the State for permission to waive the bid process for the reroofing so that it can be done as soon as possible to prevent any further deterioration of the building. The prevailing wages issue will also be discussed with the State. They have indicated that volunteers cannot charge for anything, including materials. It has to be strictly on a no charge basis. The First Selectman told the Ad Hoc Committee that volunteers need to be licensed and insured contractors.

Gary Magnuson stated that this project is more of a renovation than a restoration. The Town is renovating the structure to preserve it from deterioration.

The question of why the entire roof structure has to be replaced was discussed. Gary Magnuson stated that in order to meet the state bid requirements and use State funds; it has to pass load requirements of today.

The Ad Hoc Committee asked if they could bring in a mason to look at the chimneys to see if they can be repaired rather than demolished for future rebuilding. Mr. Magnuson stated that this would be a good place to use volunteers as the budget on this item is very high.

MOTION (MAGNUSON) SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO REQUEST A PROPOSAL FROM MOSER PILON NELSON TO PUT TOGETHER BID SPECIFICATIONS TO BID THE PROJECT AND TO INTERFACE WITH THE STATE AND TO INCLUDE A DEDUCT FOR THE ROOF COMPONENT.

The members of the Ad Hoc Committee asked if Moser Pilon Nelson has dealt with the Historical Preservation or the Dept of Economic and Community Development. They felt that there may be some restoration architects that could be contacted to submit proposals.

It was agreed that the architect has already put a lot of work into this and will save time doing the ground work again. The experts that Moser Pilon Nelson brought in to look at the house previously are restoration architects.

Old Business

None

New Business

None

Adjournment

MOTION (SPIELMAN) SECONDED (JOYSE) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:20 PM.

Submitted by 
Lori Smith, Clerk